



**TOWN OF LOS GATOS
DEVELOPMENT REVIEW
COMMITTEE REPORT**

**DRAFT
MINUTES OF THE DEVELOPMENT REVIEW COMMITTEE MEETING
SEPTEMBER 22, 2020**

The Development Review Committee of the Town of Los Gatos conducted a Regular Teleconference Meeting on September 22, 2020, at 10:00 a.m.

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic and was conducted via Zoom. All committee members and staff participated from remote locations and all voting was conducted via roll call vote. In accordance with Executive Order N-29-20, the public could only view the meeting online and not in the Council Chamber.

ROLL CALL

Present: Sally Zarnowitz, CDD Planning; Robert Gray, CDD Building; Mike Weisz, PPW Engineering; Corvell Sparks, PPW Engineering; and Tracy Staiger, SCCFD.

Absent: None

Staff: Jennifer Armer, CDD Planning; Ryan Safty, CDD Planning; Sean Mullin, CDD Planning; Erin Walters, CDD Planning, Robert Schultz, TAO; WooJae Kim, PPW Engineering; and Kenny Ip, SCCFD.

MEETING CALLED TO ORDER AT 10:00 AM

VERBAL COMMUNICATIONS

-None.

CONSENT ITEMS

1. Approval of Minutes – September 15, 2020

MOTION: **Motion by Robert Gray to approve the consent calendar. Seconded by Tracy Staiger.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. 15 Loma Alta Avenue

Architecture and Site Application S-19-023

Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on a nonconforming property zoned R-1:8. APN 532-29-073.

PROPERTY OWNER: BAB Investment Group LLC

APPLICANT: Babak Homayouni

PROJECT PLANNER: Jennifer Armer

Continued from September 8, 2020

The project planner presented the staff report.

Opened public comment.

Babak Homayouni

He is the applicant speaking on behalf of the request. They are available to answer questions.

James Lyon

He is a neighbor. He believes that the project does not comply with the Residential Design Guidelines.

Rick Rutter

He is a neighbor. He commented in support of James Lyon's concerns, and expressed significant design concerns. He is concerned that the project does not fit with the homes around it.

Kelly Luoma

She is a neighbor. She commented in support of James Lyon and Rick Rutter, and has concerns about the design, scope, and scale of the project in relationship to adjacent houses.

Will Luoma

He is a neighbor. He requested a response to the neighbors' comments.

Babak Homayouni (applicant for 15 Loma Alta)

He is the owner making closing comments on behalf of the request. They have reached out to James Lyon. Regarding the concerns about the design, the house size is not the largest in the neighborhood. The setbacks have been addressed. They have tried to explain the architectural style and to work with the neighbors.

Closed public comment.

Committee members discussed the item.

MOTION: **Motion by Robert Gray** to approve the application with the required findings and considerations and the recommended conditions of approval. **Seconded by Tracy Staiger**

VOTE: **Motion passed unanimously.**

3. 33 Tait Avenue
Architecture and Site Application S-20-022

Requesting approval for construction of a new front porch with reduced setbacks on a pre-1941 residence on a nonconforming property zoned R-1:D. APN 510-44-005.

PROPERTY OWNER/APPLICANT: Christopher Potter and Lisa Mammel

APPLICANT: Chris Spaulding, Architect

PLANNER: Sean Mullin

The project planner presented the staff report.

Opened public comment.

Chris Spaulding

He is the applicant speaking on behalf of the request.

Lisa Mammel

She is the property owner speaking on behalf of the request.

Closed public comment.

MOTION: **Motion by Tracy Staiger** to approve the application with the required findings and considerations and the recommended conditions of approval. **Seconded by Robert Gray.**

VOTE: **Motion passed unanimously.**

4. 79 Reservoir Road and 81 Reservoir Road
Subdivision Application M-20-004

Requesting approval for a lot line adjustment between two lots (79 Reservoir and 81 Reservoir Road) on properties zoned R:1-20. APNs 529-33-019 and 529-33-039.

PROPERTY OWNERS: Donald Prolo, Dennis L. McEnvoy and Kim Worsencroft

APPLICANT: Terence J. Szewczyk, TS Civil Engineering

PROJECT PLANNER: Erin Walters

The project planner presented the staff report.

Opened public comment.

Terence Szewczyk

He is the applicant speaking on behalf of the request.

Closed public comment.

MOTION: **Motion by Tracy Staiger** to approve the application with the required findings and considerations and the recommended conditions of approval. **Seconded by Corvell Sparks.**

VOTE: **Motion passed unanimously.**

5. 400 Surmont Drive
Subdivision Application M-19-003

Requesting approval for subdivision of one lot into two lots with one remainder parcel on property zoned HR-2 1/2. APN 527-20-003.

PROPERTY OWNER: Sandra K. Anderson

APPLICANT: Terence Szewczyk

PROJECT PLANNER: Ryan Safty

The planner presented the staff report.

Opened public comment.

Terence Szewczyk

He is the applicant speaking on behalf of the request. He noted that several concerns have been raised by the surrounding neighbors, and that he has submitted response letters to the questions. However, a continuance would allow further consideration and response.

Edward Laveroni

He is a neighbor to the west. He is concerned that approving this subdivision would result in the future subdivision of neighboring hillside lots. He is also concerned with the resulting drainage and fire potential associated with the future construction work.

Eva Fleischer

She is a neighbor to the east, on Westhill Drive. She submitted written comments and received a detailed response from the applicant. She is concerned about the wildlife, watershed, and fire potential related to the future construction. She does not think two new homes are appropriate for the HR-2½ zone.

Paul Consentino

He is an adjacent neighbor to the north. He has drainage concerns associated with the future construction. He is also concerned that the future driveway will encroach onto his property and be located too close to the storm drain and the existing drainage feature.

Terence Szewczyk

He is the applicant for the project making closing comments in response to public comments. The project would meet the Town's standard C-3 requirements for drainage. The future development proposal would have excellent fire access and a full fire turn-around area. The HR-2½ zone, per the Town's slope density calculation, would allow five homes on this lot. The biologist reviewed impacts to potential wildlife and determined there was no impact. The future driveway would not encroach onto the adjacent property, and a new retaining wall would be built along the existing drainage feature.

Closed public comment.

Committee members asked questions of staff and discussed the item.

MOTION: **Motion by Mike Weisz** to continue this application to October 6, 2020 to allow the applicant to review and respond to the concerns of the neighbors. **Seconded by Robert Gray.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

-None.

ADJOURNMENT

The meeting adjourned 10:57 a.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 22, 2020 meeting as approved by the Development Review Committee.

Prepared by:

Sally Zarnowitz, AIA, LEED AP, Planning Manager